



**Environmental criteria for sustainable public  
procurement of**

# **Demolition of Buildings, including Office Buildings**

**Version March 2017**

# 1. Scope/definition

The demolition of (office) buildings product group includes the procurement of demolition activities and related excavation activities and soil displacement. This document contains criteria for the demolition of buildings. The criteria document can be applied more broadly than to just office buildings.

The following products (with their corresponding CPV codes) are part of the demolition of (office) buildings product group:

Products	CPV code
Building demolition and wrecking work; earthmoving work	45110000-1
Demolition activities	45111100-9
Excavating and earthmoving work	45112000-5
Covered or partly covered excavations	45221210-7

This list of products is non-exhaustive. Transport and use of equipment do not fall within the scope of this product group.

This document describes the environmental criteria. Information about the other elements of sustainable public procurement, such as social conditions and social return, may be found on the PIANOo website, on the specific product group page: <https://www.pianoo.nl/document/10571/productgroep-kantoorgebouwen-sloop>.

# 2. Most significant environmental impacts

The table below lists the sustainability themes and describes the approach to each theme for the product group. The "Approach" column presents a statement indicating the influence of Sustainable Public Procurement and its criteria on the "sustainability" of the theme. This column also includes a reference to any requirements, award criteria or points of attention/suggestions that may be useful in implementing the approach. The product group can also have an impact on other environmental themes but, for now at least, these are less relevant, of a much less significant level of concern or do not as yet have a suitable set of standard criteria.

Themes:	Approach:	No. of requirement/ Criterion
<b>Supplies and Raw materials</b> Materials (waste) generated from demolition	<ul style="list-style-type: none"> <li>promotion of separated collection of waste segments.</li> </ul>	GC1
	<ul style="list-style-type: none"> <li>responsible processing of stony substances.</li> </ul>	ME1
<b>Health and welfare</b> Safe working conditions during demolition activities	<ul style="list-style-type: none"> <li>safe demolition.</li> </ul>	SC1

# 3. Points of attention/suggestions

Devoting attention to the opportunities and possibilities for the most sustainable procurement possible in the preparation phase will lead to specifications that are more ambitious or that differ from the standard technical specifications and award criteria set out in this document. There are no more detailed points of attention/suggestions for this product group.

## 4. Selection criteria

No.	Selection criteria (SC)
SC1	<p><b>Safe and environmentally friendly demolition in accordance with BRL SVMS-007</b>            For the demolition activities, the tenderer must employ a working method according to BRL SVMS-007.</p> <p><i>Explanation</i>            The full text of BRL SVMS-007 (Assessment Guideline on Safe and Environmentally Friendly Demolition) is available on <a href="http://www.veiliglopen.nl">www.veiliglopen.nl</a>. BRL SVMS-007 describes a manner of working whereby guidelines are formulated for steps including the following:</p> <ul style="list-style-type: none"> <li>• work application assessment;</li> <li>• substance inventarisation;</li> <li>• work preparation;</li> <li>• implementation;</li> <li>• treatment and removal of demolition materials;</li> <li>• completion;</li> <li>• substance accounting.</li> </ul> <p>For each of these steps, reporting according to the requirements of BRL SVMS-007 is required. The objective is to map out risks and waste flows.</p> <p><i>Verification</i>            BRL SVMS-007 stipulates requirements for the manner in which a tender is submitted. For this purpose, a work application assessment and if possible a substance inventarisation should be conducted in advance. The work application assessment, together with a declaration that the work will be done according to BRL SVMS-007, forms the most important means of proof. The tenderer may also hand over a certificate. The register of all certified demolition companies is also available. There is also a list of certification bodies. Both national and foreign businesses can apply for a certificate from these bodies (several certifying bodies are active throughout the whole European Union).</p>

## 5. Technical specifications

No.	Technical specifications (ME)
ME1	<p><b>Processing/removal of stony substances according to BRL 2506</b>            If stony substances are broken up, the breaking must take place according to the assessment guideline BRL 2506.</p> <p><i>Verification</i>            The tenderer may be asked to submit a KOMO product certificate "BRL 2506 Recycling granulates for use in Groundwork, Road and Hydraulic Engineering works and concrete" in the name of the tenderer or subcontractor. Certificates can be verified on <a href="http://www.bouwkwaliteit.nl">www.bouwkwaliteit.nl</a>.</p>

## 6. Award criteria

No.	Award criteria (GC)
GC1	<p><b>Specification of destination and processing of waste products according to BRL SVMS-007</b>            The tenderer must provide an overview of the materials and products to be separated based on the substance inventarisation according to BRL SVMS-007. At the same time, the tenderer must indicate how these will be processed and/or offered for re-use by means of a separation plan and a substance account in accordance with BRL SVMS-007.            See, for example, <a href="http://www.recyclingmagazine.nl">www.recyclingmagazine.nl</a> and <a href="http://www.wecycle.nl">www.wecycle.nl</a> for a list of recyclers.</p>

	<p>This concerns at least the following fractions:</p> <ul style="list-style-type: none"> <li>• debris;</li> <li>• sand and soil;</li> <li>• gas concrete;</li> <li>• plaster;</li> <li>• wood A (untreated);</li> <li>• wood B (treated);</li> <li>• wood C (impregnated);</li> <li>• metals (ferrous and non-ferrous);</li> <li>• plastics;</li> <li>• insulation materials;</li> <li>• roof waste;</li> <li>• building and demolition waste, mixed;</li> <li>• asbestos-containing building and demolition waste;</li> <li>• building and demolition waste, non-recyclable;</li> <li>• plastics (including insulation materials);</li> <li>• glass;</li> <li>• plaster;</li> <li>• floor coverings;</li> <li>• bituminous roof coverings;</li> <li>• lights (fluorescent lights, energy-saving bulbs, LED, etc.);</li> <li>• lighting fixtures.</li> </ul> <p>The tenderer must list explicitly in the tender the recyclers to which the fractions will be offered.</p> <p>For each fraction which is offered to a recycler for re-use, a valuation will be assigned. The more fractions, the higher the valuation.</p> <p><i>Verification</i></p> <p>The tenderer may be asked to provide a declaration that a separation plan and a substance account according to BRL SVMS-007 will be submitted, with a list containing the names of recyclers which will process the various fractions according to the separation plan.</p> <p>Recycling companies should be asked whether the supplier indeed has an agreement with them about the processing of the waste.</p>
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## 7. Contract provisions

No.	Contract provisions (CB)
CB1	<p><b>Pre-demolition</b></p> <p>The tenderer undertakes the obligation to carry out a pre-demolition. This is the removal from the building of non-structural non-stony material. In this, it must be stated that products and materials which can be re-used in their entirety are in fact removed.</p>